

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – February 13, 2008
Fresno City Hall, Conference Room 2165N (Rm. 'A' – 2nd Floor)
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by CHAIR Morris at 5:11 p.m.

Commissioners

Present: Gwen Morris, CHAIR
Blanche Milhahn, VICE-CHAIR
Wayne Jones, Commissioner
Daniel Payne, Commissioner
Armando Rodriguez, Commissioner

Absent: Keith Chun, Commissioner

Staff

Present: Keith Bergthold, Interim Manager
Housing and Community Development
Linda Lawrence, Recording Secretary

Absent:

B. COMMUNICATIONS

None.

C. APPROVAL OF MINUTES

1. Minutes of January 23, 2008, were approved as presented.

D. GENERAL ADMINISTRATION

CONSIDER RECOMMENDING THE AGENCY BOARD ADOPT AN ORDINANCE EXTENDING CERTAIN TIME LIMITATIONS FOR 18 OF THE ADOPTED REDEVELOPMENT PROJECT AREAS:

1. **UNDER SENATE BILL 1045, EXTEND THE PLAN EFFECTIVENESS DATE, THE DEBT REPAYMENT, AND THE RECEIPT OF TAX INCREMENT DATE BY ONE YEAR FOR THE FOLLOWING PROJECT AREAS: AIRPORT AREA REVITALIZATION, CENTRAL BUSINESS DISTRICT, CENTRAL CITY COMMERCIAL REVITALIZATION, CHINATOWN EXPANDED (INCLUDING WEST FRESNO BUSINESS DISTRICT), CONVENTION CENTER, FRESNO AIR TERMINAL, FRUIT/CHURCH, FULTON, FREEWAY 99—GOLDEN STATE CORRIDOR, JEFFERSON, MARIPOSA, ROEDING BUSINESS PARK, SOUTH VAN NESS INDUSTRIAL REVITALIZATION, SOUTHEAST FRESNO REVITALIZATION, SOUTH FRESNO INDUSTRIAL REVITALIZATION, SOUTHWEST FRESNO G.R.N.A., WEST FRESNO I, AND WEST FRESNO II.**
2. **UNDER SENATE BILL 1096, EXTEND THE PLAN EFFECTIVENESS DATE, THE DEBT REPAYMENT, AND THE RECEIPT OF TAX INCREMENT DATE BY UP TO TWO YEARS FOR THE FOLLOWING PROJECT AREAS: CONVENTION CENTER, FRUIT/CHURCH, CHINATOWN EXPANDED (INCLUDING WEST FRESNO BUSINESS DISTRICT), JEFFERSON, MARIPOSA, SOUTHWEST FRESNO, WEST FRESNO I, WEST FRESNO II, WEST FRESNO III, AND CENTRAL BUSINESS DISTRICT**

David Martin, Redevelopment Agency (RDA), provided the report to Commissioners. Staff recommends HCDC recommend that the Agency Board adopt an ordinance that will extend the Plans effectiveness dates, the debt repayment, and the receipt of tax increment dates. Senate Bill 1045 was adopted in response to the required Educational Revenue Augmentation Fund (ERAF) demand required of each RDA in California for FY 2003-04. Under the Bill, each project area that was required to pay to the ERAF, RDA is permitted to extend the redevelopment plan and time limit to repay indebtedness with tax increment by one year. Senate Bill 1096 allows redevelopment agencies to amend their redevelopment plans, extend the plan effectiveness date and the time limit to repay indebtedness by up to two additional years. This is due to the required ERAF demands for FY 2004-05 and FY 2005-06. RDA complied with the redevelopment law in giving notice of the public hearing both with letters to every taxing entity in each redevelopment project area and publication in *The Fresno Bee*. Mr. Martin handed out information showing the Fresno Housing Area Median Income. Commissioners had questions and discussion followed. Jerry Freeman, RDA, assisted in answering Commissioners' questions.

The vote was conducted in two steps. The first step included the Jefferson Redevelopment area. City Attorney's office advised Vice-Chair Milhahn to excuse herself from the room during the voting since she resides in the Jefferson area.

Motion: Motion was made to recommend approval of Item D1, which included the Jefferson Redevelopment area, by Commissioner Payne.

Second: Commissioner Jones seconded the motion.

Ayes: Morris, Jones, Payne, Rodriguez

Noes: None

Abstain: Milhahn

Absent: Chun

The second step to the vote did not include the Jefferson Redevelopment area. Vice-Chair Milhahn returned for the duration of the meeting.

Motion: Motion was made to recommend approval of Item D1, which excluded the Jefferson Redevelopment area, by Commissioner Payne.

Second: Commissioner Rodriguez seconded the motion.

Ayes: Morris, Milhahn, Jones, Payne, Rodriguez

Noes: None

Abstain: None

Absent: Chun

E. INFORMATIONAL REPORTS

None.

F. COMMISSIONERS' ITEMS

1. Vice-Chair Milhahn reported to Commissioners that Solano Press has books exclusively for California planning and development. She recommended the book "Curtain's Land Use and Planning Law." The book contains useful information regarding general plans, zoning, redevelopment and laws involved. If the book is ordered now, the shipping is waived.
2. Commissioner Payne announced his resignation from the Housing and Community Development Commission. He will remain on the Commission until a replacement has been appointed. Other Commissioners mentioned to Keith Bergthold, Housing and Community Development, the necessity for vacancies to be filled. Chair Morris expressed her desire to enter into the conversations when making a selection for new Commissioners. It was also requested that the Mayor be more attentive to the urgency in filling the vacancies.

G. UNSCHEDULED ORAL COMMUNICATIONS

None.

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **February 27, 2008.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:41 p.m.

Attest: Gwen Morris, CHAIR

Attest: Keith Bergthold, Interim Manager
Housing and Community Development